

CLB/W 7<sup>th</sup> – C14-06-0183 – Item 69

Motion to support the request for rezoning to CBD-CURE with the following conditions:

1. 11:1 FAR.
  2. Less than 2,000 vehicle trips per day.
  3. Buildings constructed over 60-feet in height are required to be 75% residential use.
  4. 15 foot building setback on 7<sup>th</sup> Street required for any building over 68 feet in height.
  5. 7 foot building setback on Rio Grande required for any building over 68 feet in height.
  6. Participation in the Great Streets Program for the portions of the project fronting along Rio Grande and 7<sup>th</sup> Streets (RESTRICTIVE COVENANT).
  7. Participation in the Green Builder Program – 2 Star level.
  8. Provide 2 levels of underground parking.
  9. The above ground garage will be screened.
  10. Provide for work/flex space on the perimeter of the second floor of the garage facing Rio Grande Street.
  11. 75% of the ground floor facing 7<sup>th</sup> and Rio Grande Streets must be pedestrian oriented uses with maximum of 40-feet between pedestrian entrances to the building.
  12. Access to the parking garage shall restrict residential access to Rio Grande Street.
  13. Service access will be from the alley.
- A. \$250,000 contribution divided as follows:
- a. \$500 per residential unit to Shoal Creek Greenway Improvements (Austin Parks Foundation);
  - b. Remainder to be made to either the Housing Trust Fund or the Smart Housing Capital Improvement Project Fund or any other entity designated by the City of Austin whose primary purpose is to provide affordable housing. The contribution will be made upon the commencement of construction.

*Prohibited Bars* —